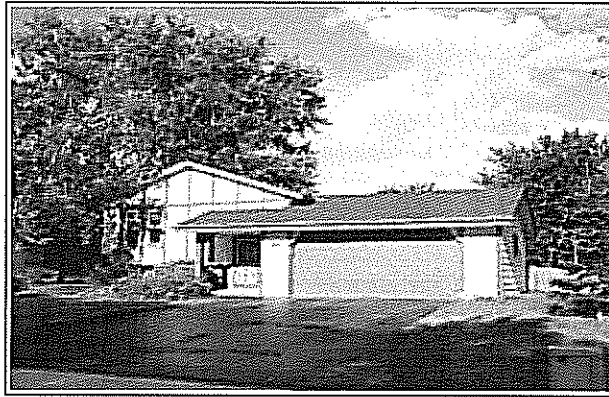


# Comparable Market Analysis

Tuesday, March 19, 2013



## For

JAMES & KAREN OSIECZONEK  
1719 Center Rd  
Waukesha, WI 53189-7302

## By



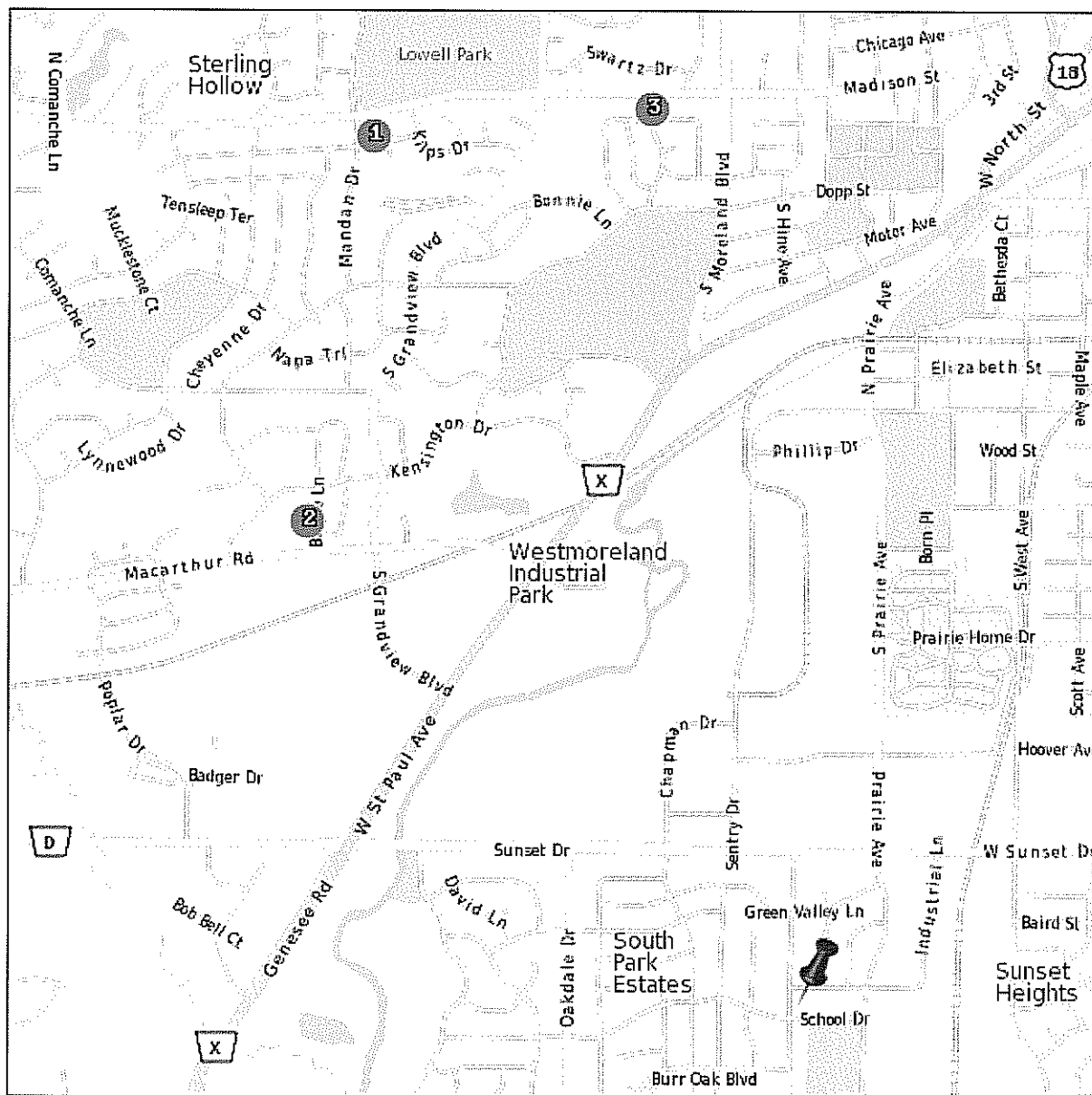
Tom McMahon,  
First Weber Group - Waukesha  
1507 E. Sunset Dr.  
Waukesha, WI 53189  
262-522-7759  
tmcMahon@firstweber.com  
<http://www.TomMcMahon.FirstWeber.com>

A

## CMA: Mapping

prepared for **JAMES & KAREN OSIECZONEK**

## Map of Subject And Comparable Properties



### Legend

 Active
  Sold
  Pending
  Withdrawn
  Expired

**Subject: 1719 Center Rd Waukesha WI 53189-7302**

1. 2310 Lander LN , Waukesha WI 53188-4614 (1271118)

2. 1020 Burrie LN , Waukesha WI 53188-5546 (1266116)

3. 105 Joellen Dr , Waukesha WI 53188-4973 (1266617)

CMA: Subject Property

prepared for JAMES &amp; KAREN OSIECZONEK



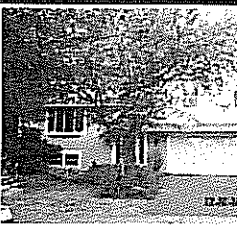

## Subject Property Description



Address	1719 Center Rd Waukesha, WI 53189-7302
Type	Single Family
# of Rooms	8
Bedrooms	4
Full Baths	2
Half Baths	0
Est. Total Sq. Ft.	2073.00
Architecture	Bi-Level
Est. Square Footage	2001-2500
Exterior	Aluminum; Partial-Brick; Partial-Wood
Style	Bi-Level
Lot Size	75x150
School District	Waukesha
Taxes	3572
Tax Year	2012
Est. Year Built	1970
Garage Spaces	2.50
Garage Type	A
Basement	Full
Heating/Cooling	Natural Gas

**CMA: Subject and Comparable Properties**

prepared for **JAMES & KAREN OSIECZONEK**

	Subject	1271118	1266116	1266617
				
	1719 Center Rd Waukesha WI 53189-7302	2310 Lander LN Waukesha WI	1020 Burrie LN Waukesha WI	105 Joellen Dr Waukesha WI
List Price		\$144,900	\$147,900	\$159,600
Original List Price		\$144,900	\$154,900	\$179,000
Sold Price		\$150,000	\$137,900	\$148,000
Status		Sold	Sold	Sold
Status Date		10/05/2012	10/30/2012	01/17/2013
Days on Market		18	104	104
Cumulative Days on Market		18	104	104
Adjustment			+/-	+/-
Type	Single Family	Single Family	Single Family	Single Family
# of Rooms	8	7	6	6
Bedrooms	4	4	3	3
Full Baths	2	1	1	2
Half Baths	0	1	1	0
Est. Total Sq. Ft.	2073.00	1,776	1,792	
Architecture	Bi-Level	Contemporary; Colonial	Bungalow	Other
Est. Square Footage	2001-2500	1751-2000	1751-2000; Not Verified	1501-1750
Exterior	Aluminum; Partial-Brick; Partial-Wood	Vinyl	Aluminum; Vinyl	Aluminum; Partial-Brick
Style	Bi-Level	Tri-Level	Bi-Level	Tri-Level
Lot Size	75x150	0.29 AC	0.220 AC	TBV
School District	Waukesha	Waukesha	Waukesha	Waukesha
Taxes	3572	4,230	3,900	3,786
Tax Year	2012	2011	2011	2011
Est. Year Built	1970	1977	1978	
Garage Spaces	2.50	2.00	2.00	2.00
Garage Type	A	Attached	Attached	Attached
Basement	Full	Full	Full	Partial; Block
Heating/Cooling	Natural Gas	Natural Gas	Natural Gas	Natural Gas; Central Air
Adjusted Price	\$145,300	\$150,000	\$137,900	\$148,000

## CMA: Statistical Summary

prepared for **JAMES & KAREN OSIECZONEK****Price Analysis**

Summary of Sold Listings								
MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1271118	2310 Lander LN, Waukesha WI	\$144,900	18	18	09/21/2012	\$150,000	-	\$150,000
1266116	1020 Burrie LN, Waukesha WI	\$147,900	104	104	10/26/2012	\$137,900	-	\$137,900
1266617	105 Joellen Dr, Waukesha WI	\$159,600	104	104	01/15/2013	\$148,000	-	\$148,000

Low, Average, Median, and High Comparisons			
		Sold	Overall
Low		\$137,900	\$137,900
Average		\$145,300	\$145,300
Median		\$148,000	\$148,000
High		\$150,000	\$150,000

Overall Market Analysis (Unadjusted)												
Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List \$/Est. Total Sq. Ft.	Avg. Sold \$/Est. Total Sq. Ft.	Avg. Dom	Avg. CDOM	
Sold	3	452,400	150,800	435,900	145,300	0.96	1,784	82.06	80.71	75	75	
Overall	3	452,400	150,800	435,900	145,300	1.45	1,784	82.06	80.71	75	75	

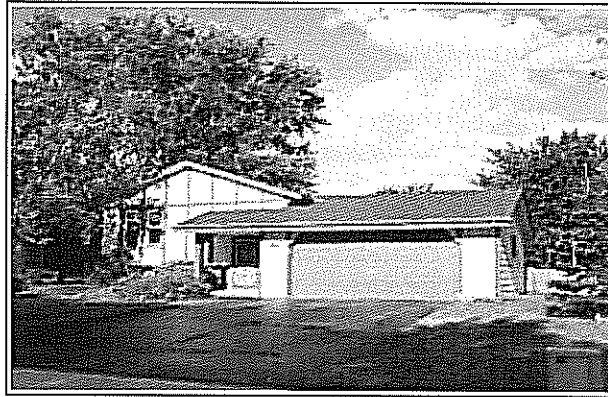
**Selection Criteria for Comparable Properties**

**Specified listings from the following search:** Property type Single-Family; Bedrooms between 3 and 4; County of 'Waukesha'; Garage Spaces between 1 and 2.5; Municipality of 'Waukesha'; Sold Date between '6/1/2012' and '3/1/2023'; Sold Price between 50000 and 250000; Status of 'Sold'; Total Bathrooms between 1 and 2; or Est. Square Footage of 1501-1750, 1751-2000 or 2001-2500; or Estimated Age of 21-40 Years, 41-60 Years or 61-100 Years; or Style of Bi-Level or Tri-Level.

CMA: Listing Price Recommendation

prepared for **JAMES & KAREN OSIECZONEK**

## Listing Price Recommendation




Low	\$137,900
High	\$150,000
Recommended	\$145,300



CMA: Comparable #1271118 (Map Number 1)

prepared for JAMES &amp; KAREN OSIECZONEK

Address: 2310 Lander LN Waukesha, WI 53188-4614 County: Waukesha		MLS #: 1271118																																													
	<b>Property Type:</b> Single-Family <b>Status:</b> Sold <b>Tax Key:</b> 2911310011 <b>Zoning:</b> RES		<b>List Price:</b> \$144,900 <b>Taxes:</b> \$4,230.23 <b>Tax Year:</b> 2011																																												
	<b>Bedrooms:</b> 4 <b>Total Full/Half Baths:</b> 1 / 1 <b>F/H Baths Upper:</b> <b>F/H Baths Lower:</b> <b>Garage Spaces:</b> 2 <b>Garage Type:</b> Attached		<b>Rooms:</b> 7 <b>Est. Total Sq. Ft.:</b> 1,776 <b>Est. Year Built:</b> 1977 <b>Lot Size:</b> 0.29 AC																																												
	<b>Flood Plain:</b> Unknown <b>Conforming Use:</b> Unknown		<b>Occ. Permit Required:</b> N <b>Days On Market:</b> 18																																												
	<b>Directions:</b> I94 to Grandview, S to Madison, W to kilps, S to Lander, west to address <b>Coordinates:</b> 16S 258W																																														
<b>School District:</b> Waukesha <b>Subdivision:</b> Grandview Square	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">L</th> <th style="text-align: left;">C</th> <th style="text-align: left;">W</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>14 x 12</td> <td>U</td> <td></td> <td></td> </tr> <tr> <td>Bedroom 2</td> <td>12 x 10</td> <td>U</td> <td></td> <td></td> </tr> <tr> <td>Bedroom 3</td> <td>12 x 10</td> <td>U</td> <td></td> <td></td> </tr> <tr> <td>Bedroom 4</td> <td>12 x 10</td> <td>L</td> <td></td> <td></td> </tr> <tr> <td>Den/Office</td> <td>12 x 10</td> <td>L</td> <td></td> <td></td> </tr> </tbody> </table>	Name	Dim	L	C	W	Master Bedroom	14 x 12	U			Bedroom 2	12 x 10	U			Bedroom 3	12 x 10	U			Bedroom 4	12 x 10	L			Den/Office	12 x 10	L			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">L</th> <th style="text-align: left;">C</th> <th style="text-align: left;">W</th> </tr> </thead> <tbody> <tr> <td>Kitchen</td> <td>20 x 10</td> <td>M</td> <td></td> <td></td> </tr> <tr> <td>Living/Great Room</td> <td>15 x 15</td> <td>M</td> <td></td> <td></td> </tr> </tbody> </table>	Name	Dim	L	C	W	Kitchen	20 x 10	M			Living/Great Room	15 x 15	M		
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<b>Remarks:</b> Welcome to Grandview Square! Spacious 4 Bedroom 1.5 Bathroom Home features a Bright and Sunny Living Room, Chef's Kitchen with Plenty of Cabinets, 2 Car Attached Garage and a Multi-Level Deck overlooking your Back Yard! Make Your Appointment Today!																																															
<b>Sold Price:</b> \$150,000 <b>Closing Date:</b> 09/21/2012																																															
<b>Listing Office:</b> Realty Executives - Integrity: exec04																																															



## Full Report

Property Location : 2310 Lander LN

### Owner :

Castro James & Cassandra  
2310 Lander LN  
Waukesha, WI 53188-4614

Owner Occupied: Yes  
Property Address :  
2310 Lander LN MY!  
Waukesha, WI 53188-4614

County: Waukesha  
Taxed by: City Of Waukesha  
Taxkey #2911310011

### Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2012	Residential	\$ 70,900	\$ 122,600	\$ 193,500	0.000 -	0.290	1.029623338
2011	Residential	\$ 70,900	\$ 122,600	\$ 193,500	-5.007 ↓	0.290	0.959251856
2010	Residential	\$ 70,900	\$ 132,800	\$ 203,700	0.000 -	0.290	1.003901368
2009	Residential	\$ 70,900	\$ 132,800	\$ 203,700	-1.973 ↓	0.290	0.962658176
2008	Residential	\$ 53,700	\$ 154,100	\$ 207,800	0.000 -	0.290	0.899733421
2007	Residential	\$ 53,700	\$ 154,100	\$ 207,800	0.000 -	0.290	0.913329592
2006	Residential	\$ 53,700	\$ 154,100	\$ 207,800	0.000 -	0.290	0.936007976
2005	Residential	\$ 53,700	\$ 154,100	\$ 207,800	31.602 ↑	0.290	0.997677177
2004	Residential	\$ 32,600	\$ 125,300	\$ 157,900	0.000 -	0.290	0.829752416

### Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2012	\$4,041.30	\$63.27	\$88.19	\$3,889.84				\$3,889.84
2011	\$4,103.41	\$62.86	\$83.20	\$3,957.35			\$272.88	\$4,230.23
2010	\$4,104.14	\$64.45	\$81.26	\$3,958.43			\$663.39	\$4,621.82
2009	\$4,097.03	\$63.64	\$72.60	\$3,960.79			\$657.48	\$4,618.27
2008	\$4,092.16	\$31.54	\$72.78	\$3,987.84			\$696.28	\$4,684.12
2007	\$4,034.59		\$80.82	\$3,953.77			\$672.22	\$4,625.99
2006	\$3,902.04		\$90.27	\$3,811.77			\$651.82	\$4,463.59
2005	\$3,791.62		\$73.17	\$3,718.45			\$665.56	\$4,384.01
2004	\$3,779.63		\$85.81	\$3,693.82			\$961.18	\$4,655.00

### Assessor

Building Square Feet : 1776	Year Built : 1977	Township : 6N
Bedrooms : 4	Year Remodeled :	Range : 19E
Full Baths : 1	Effective Year Built :	Section : 4
Half Baths : 1	Air Conditioning : Yes	Quarter :
Total Rooms : 7	Fireplace :	Pool :
Number of Stories : 1.00	Number of Units : 1	Attic :
Building Type : Bi-Level	Basement : Full Basement	
Exterior Wall : Aluminum Or Vinyl	Heat : Base	
Exterior Condition : Average	Garage : Basement	
Land Use :	School District : 6174 Waukesha	
Zoning :	Historic Designation :	

### Legal Description

Lot 11 BLK 1 Grandview Squa Re PT NW 1/4 Sec 4 T6N R19E R2710/219 & R2870/234

### Sales

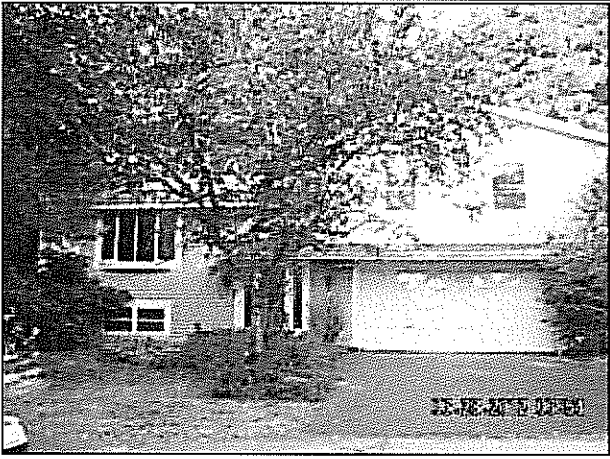
The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.  
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Prepared by Tom McMahon, on Tuesday, March 19, 2013 1:27 PM



CMA: Comparable #1266116 (Map Number 2)

prepared for JAMES &amp; KAREN OSIECZONEK

Address: 1020 Burrie LN Waukesha, WI 53188-5546 County: Waukesha		MLS #: 1266116			
	<b>Property Type:</b> Single-Family <b>Status:</b> Sold <b>Tax Key:</b> 2911325060 <b>Zoning:</b> RS6				
	<b>List Price:</b> \$147,900 <b>Taxes:</b> \$3,900 <b>Tax Year:</b> 2011				
	<b>Bedrooms:</b> 3 <b>Total Full/Half Baths:</b> 1 / 1 <b>F/H Baths Upper:</b> <b>F/H Baths Lower:</b> <b>Garage Spaces:</b> 2 <b>Garage Type:</b> Attached				
	<b>Rooms:</b> 6 <b>Est. Total Sq. Ft.:</b> 1,792 <b>Est. Year Built:</b> 1978 <b>Lot Size:</b> 0.220 AC				
<b>Flood Plain:</b> Unknown <b>Conforming Use:</b> Unknown <b>Occ. Permit Required:</b> N <b>Days On Market:</b> 104					
<b>Directions:</b> MacArthur Rd to Burrie Lane, north to property <b>Coordinates:</b> 25S 262W					
<b>School District:</b> Waukesha	<b>Name</b>	<b>Dim</b>	<b>L C W</b>		
	Master Bedroom	10 x 10	U		
	Bedroom 2	10 x 10	U		
	Bedroom 3	10 x 10	M		
	Dining Room	10 x 10	M		
	Kitchen	10 x 10	M		
	Living/Great Room	10 x 10	M		
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>Type:</b> Single Family  <b># of Acres:</b> Less than 1/4  <b>Style:</b> Bi-Level  <b>Architecture:</b> Bungalow  <b>Garage/Parking:</b> Driveway Entrance; Paved Driveway; Built-in under Home  <b>Outbuildings:</b> None  <b>Exterior:</b> Aluminum; Vinyl  <b>Roofing:</b> Composition  <b>Basement:</b> Full  <b>Heating/Cooling:</b> Natural Gas  <b>H/C Type:</b> Forced Air  <b>Bath Description:</b> Half on Upper; Full on Main           </td> <td style="width: 50%; vertical-align: top;"> <b>Documents:</b> Seller Condition; Other  <b>Appliances Incl.:</b> None  <b>Misc. Interior:</b> None/Other  <b>Water/Waste:</b> Municipal Water; Municipal Sewer  <b>Municipality:</b> City  <b>Other Rooms:</b> Living Room; Formal Dining Room  <b>Estimated Age:</b> 21-40 Years; Not Verified  <b>Est. Sq. Footage:</b> 1751-2000; Not Verified  <b>Occupancy:</b> Immediate           </td> </tr> </table>				<b>Type:</b> Single Family <b># of Acres:</b> Less than 1/4 <b>Style:</b> Bi-Level <b>Architecture:</b> Bungalow <b>Garage/Parking:</b> Driveway Entrance; Paved Driveway; Built-in under Home <b>Outbuildings:</b> None <b>Exterior:</b> Aluminum; Vinyl <b>Roofing:</b> Composition <b>Basement:</b> Full <b>Heating/Cooling:</b> Natural Gas <b>H/C Type:</b> Forced Air <b>Bath Description:</b> Half on Upper; Full on Main	<b>Documents:</b> Seller Condition; Other <b>Appliances Incl.:</b> None <b>Misc. Interior:</b> None/Other <b>Water/Waste:</b> Municipal Water; Municipal Sewer <b>Municipality:</b> City <b>Other Rooms:</b> Living Room; Formal Dining Room <b>Estimated Age:</b> 21-40 Years; Not Verified <b>Est. Sq. Footage:</b> 1751-2000; Not Verified <b>Occupancy:</b> Immediate
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<b>Remarks:</b> 3 bedroom, 1.5 bath split level home ready for your ideas! Room and lot sizes are estimates and all information should be verified. Please include in any offer the following language: Buyer to assume any/all code violations. Property is being sold in 'as-is' condition.					
<b>Sold Price:</b> \$137,900 <b>Closing Date:</b> 10/26/2012					
<b>Listing Office:</b> Kapital Real Estate: kaplan					



# Full Report

Property Location :1020 Burrie LN

## Owner :

Lemaster Lucas G & Tiffany A  
1020 Burrie LN  
Waukesha, WI 53188-5546

Owner Occupied: Yes  
Property Address :  
1020 Burrie LN **MY!**  
Waukesha, WI 53188-5546

County:Waukesha  
Taxed by:City Of Waukesha  
Taxkey #2911325060

## Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2012	Residential	\$ 66,500	\$ 124,300	\$ 190,800	0.000 -	0.220	1.029623338
2011	Residential	\$ 66,500	\$ 124,300	\$ 190,800	-4.980 ↓	0.220	0.959251856
2010	Residential	\$ 66,500	\$ 134,300	\$ 200,800	0.000 -	0.220	1.003901368
2009	Residential	\$ 66,500	\$ 134,300	\$ 200,800	1.774 ↑	0.220	0.962658176
2008	Residential	\$ 45,500	\$ 151,800	\$ 197,300	0.000 -	0.220	0.899733421
2007	Residential	\$ 45,500	\$ 151,800	\$ 197,300	0.000 -	0.220	0.913329592
2006	Residential	\$ 45,500	\$ 151,800	\$ 197,300	0.000 -	0.220	0.936007976
2005	Residential	\$ 45,500	\$ 151,800	\$ 197,300	35.788 ↑	0.220	0.997677177
2004	Residential	\$ 29,800	\$ 115,500	\$ 145,300	0.000 -	0.220	0.829752416

## Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2012	\$3,984.91	\$63.27	\$88.19	\$3,833.45				\$3,833.45
2011	\$4,046.15	\$62.86	\$83.20	\$3,900.09			\$446.64	\$4,346.73
2010	\$4,045.71	\$64.45	\$81.26	\$3,900.00			\$417.90	\$4,317.90
2009	\$4,038.70	\$63.64	\$72.60	\$3,902.46			\$406.04	\$4,308.50
2008	\$3,885.38	\$31.54	\$72.78	\$3,781.06			\$439.95	\$4,221.01
2007	\$3,830.72		\$80.82	\$3,749.90				\$3,749.90
2006	\$3,704.87		\$90.27	\$3,614.60				\$3,614.60
2005	\$3,600.03		\$73.17	\$3,526.86				\$3,526.86
2004	\$3,478.02		\$85.81	\$3,392.21				\$3,392.21

## Assessor

Building Square Feet : 1792	Year Built : 1978	Township : 6N
Bedrooms : 3	Year Remodeled :	Range : 19E
Full Baths : 1	Effective Year Built :	Section : 8
Half Baths : 1	Air Conditioning : Yes	Quarter :
Total Rooms : 6	Fireplace :	Pool :
Number of Stories : 1.00	Number of Units : 1	Attic :
Building Type : Split-Level		Basement : Full Basement
Exterior Wall : Aluminum Or Vinyl		Heat : Base
Exterior Condition : Average		Garage : Basement
Land Use :		School District : 6174 Waukesha
Zoning :		Historic Designation :

## Legal Description

Lot 5 BLK 5 Kensington Park Add No 1 PT NE1/4 Sec 8 T6 N R19E Doc No 3919872


## Sales

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2013 by Multiple Listing Service, Inc. See copyright notice.

Prepared by Tom McMahon, on Tuesday, March 19, 2013 1:27 PM

CMA: Comparable #1266617 (Map Number 3)

prepared for JAMES &amp; KAREN OSIECZONEK

Address: 105 Joellen Dr Waukesha, WI 53188-4973 County: Waukesha		MLS #: 1266617																																																													
	<b>Property Type:</b> Single-Family <b>Status:</b> Sold <b>Tax Key:</b> 2911309337 <b>Zoning:</b> Res																																																														
	<b>List Price:</b> \$159,600 <b>Taxes:</b> \$3,786 <b>Tax Year:</b> 2011																																																														
	<b>Bedrooms:</b> 3 <b>Total Full/Half Baths:</b> 2 / 0 <b>F/H Baths Upper:</b> <b>F/H Baths Lower:</b> <b>Garage Spaces:</b> 2 <b>Garage Type:</b> Attached																																																														
	<b>Rooms:</b> 6 <b>Est. Total Sq. Ft.:</b> <b>Est. Year Built:</b> <b>Lot Size:</b> TBV																																																														
<b>Flood Plain:</b> No <b>Conforming Use:</b> Yes		<b>Occ. Permit Required:</b> N <b>Days On Market:</b> 104																																																													
<b>Directions:</b> One block east of Moreland Blvd and Madison St <b>Coordinates:</b> 19S 255W PIN/PR ID: 90231																																																															
<b>School District:</b> Waukesha <b>High School:</b> North <b>Middle School:</b> Butler	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Name</th> <th style="width: 10%;">Dim</th> <th style="width: 5%;">L</th> <th style="width: 5%;">C</th> <th style="width: 5%;">W</th> <th style="width: 15%;">Name</th> <th style="width: 10%;">Dim</th> <th style="width: 5%;">L</th> <th style="width: 5%;">C</th> <th style="width: 5%;">W</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>14 x 12</td> <td>U</td> <td>Yes</td> <td>Yes</td> <td>Dining Room</td> <td>x</td> <td></td> <td>M</td> <td></td> </tr> <tr> <td>Bedroom 2</td> <td>14 x 13</td> <td>U</td> <td>Yes</td> <td>Yes</td> <td>Family Room</td> <td>17 x 12</td> <td>L</td> <td>Yes</td> <td></td> </tr> <tr> <td>Bedroom 3</td> <td>10 x 11</td> <td>L</td> <td>Yes</td> <td>Yes</td> <td>Kitchen</td> <td>18 x 11</td> <td>M</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Living/Great Room</td> <td>16 x 13</td> <td>M</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Rec Room</td> <td>16 x 13</td> <td>L</td> <td>Yes</td> <td></td> </tr> </tbody> </table>			Name	Dim	L	C	W	Name	Dim	L	C	W	Master Bedroom	14 x 12	U	Yes	Yes	Dining Room	x		M		Bedroom 2	14 x 13	U	Yes	Yes	Family Room	17 x 12	L	Yes		Bedroom 3	10 x 11	L	Yes	Yes	Kitchen	18 x 11	M								Living/Great Room	16 x 13	M	Yes	Yes						Rec Room	16 x 13	L	Yes	
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<b>Remarks:</b> Beautifully maintained three bedroom, two bath tri-level in popular area of Waukesha. Loads of cabinet space in the kitchen which leads to a patio that overlooks the lovely rear yard.																																																															
<b>Sold Price:</b> \$148,000 <b>Closing Date:</b> 01/15/2013																																																															
<b>Listing Office:</b> First Weber Group - Waukesha: fwg13																																																															



# Full Report

Property Location :105 Joellen DR

## Owner :

Stangler L R & B J  
105 Joellen DR  
Waukesha, WI 53188-4973

Owner Occupied: Yes  
Property Address :  
105 Joellen DR **MY!**  
Waukesha, WI 53188-4973

County:Waukesha  
Taxed by:City Of Waukesha  
Taxkey #2911309337

## Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2012	Residential	\$ 76,300	\$ 109,100	\$ 185,400	0.000 -	0.220	1.029623338
2011	Residential	\$ 76,300	\$ 109,100	\$ 185,400	-7.021 ↓	0.220	0.959251856
2010	Residential	\$ 76,300	\$ 123,100	\$ 199,400	0.000 -	0.220	1.003901368
2009	Residential	\$ 76,300	\$ 123,100	\$ 199,400	-1.531 ↓	0.220	0.962658176
2008	Residential	\$ 58,100	\$ 144,400	\$ 202,500	0.000 -	0.220	0.899733421
2007	Residential	\$ 58,100	\$ 144,400	\$ 202,500	0.000 -	0.220	0.913329592
2006	Residential	\$ 58,100	\$ 144,400	\$ 202,500	0.000 -	0.220	0.936007976
2005	Residential	\$ 58,100	\$ 144,400	\$ 202,500	41.807 ↑	0.220	0.997677177
2004	Residential	\$ 36,300	\$ 106,500	\$ 142,800	0.000 -	0.220	0.829752416

## Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2012	\$3,872.13	\$63.27	\$88.19	\$3,720.67				\$3,720.67
2011	\$3,931.64	\$62.86	\$83.20	\$3,785.58			\$798.28	\$4,583.86
2010	\$4,017.50	\$64.45	\$81.26	\$3,871.79			\$825.35	\$4,697.14
2009	\$4,010.54	\$63.64	\$72.60	\$3,874.30			\$624.29	\$4,498.59
2008	\$3,987.79	\$31.54	\$72.78	\$3,883.47			\$277.95	\$4,161.42
2007	\$3,931.68		\$80.82	\$3,850.86				\$3,850.86
2006	\$3,802.52		\$90.27	\$3,712.25			\$667.65	\$4,379.90
2005	\$3,694.91		\$73.17	\$3,621.74			\$654.35	\$4,276.09
2004	\$3,418.18		\$85.81	\$3,332.37			\$617.87	\$3,950.24

## Assessor

Building Square Feet : 1540	Year Built : 1985	Township : 6N
Bedrooms : 3	Year Remodeled :	Range : 1E
Full Baths : 2	Effective Year Built :	Section : 4
Half Baths :	Air Conditioning :	Quarter :
Total Rooms : 6	Fireplace :	Pool :
Number of Stories : 1.00	Number of Units : 1	Attic :
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Exterior Wall : Aluminum Or Vinyl		Heat : Base
Exterior Condition : Average		Garage : Attached Garage
Land Use :		School District : 6174 Waukesha
Zoning :		Historic Designation :

## Legal Description

Lot 182 Woodfield Add No 5 PT SE1/4 Sec 4 T6N R1 9E R711/538

## Sales

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